CHAPTER

History and Architecture

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You are the next chapter in the history of your district. You have an important responsibility as a steward of a property in a historically significant area. When you contemplate making changes to your property, consider those options that contribute to that history rather than detract from it.

The first map of Loudoun County showing building locations and property owners names was made by local mapmaker, Yardley Taylor, in 1853.

A. OVERVIEW

1. General Loudoun County History and Development

Loudoun County was formed from a portion of Fairfax County in 1757. It was named for John Campbell, the fourth Earl of Loudoun. Campbell commanded the British army in the French and Indian War (1754-1763), prior to his appointment as Governor of Virginia in 1756.

The first settlers in the western section of Loudoun County arrived between 1725 and 1730. Most of the county's early inhabitants came from Pennsylvania, New Jersey, and Maryland and reflected German, Irish, and Scots-Irish heritage. Among these first permanent settlers were the Quakers who settled in the present-day Waterford, Lincoln, Hamilton, and Unison. English settlers from Tidewater Virginia also settled in Loudoun, in the lower or eastern section of the county.

In 1774, two weeks after the Boston Port Bill closed the harbor as England's response to the Boston Tea Party, the citizens of Loudoun met. They adopted the Loudoun Resolves, which were subsequently presented to the General Assembly and the Continental Congress. In this document, county citizens stated their unwillingness to pay taxes without representation and elected to have no commercial relationship with Great Britain.

A. OVERVIEW

1. General Loudoun County History and Development, continued

When Washington was burned by the British during the War of 1812, Loudoun County served as a haven for both President Madison (at Belmont) and important state papers including the Constitution (at Rokeby).

The Civil War split the county over secession. The Quakers and other northern and central county residents were against slavery and therefore against secession, while large landowners in the eastern portion favored secession.

A number of early trade routes including the Carolina Road (US Route 15), Leesburg Pike (Virginia State Route 7), the Little River Turnpike (US Route 50), and the Washington and Old Dominion Railroad bisect the county. Despite these heavily traveled routes, the relatively small farm size characteristic of the western portion of the county encouraged stability rather than a pattern of growth. The county remained primarily agricultural from its early settlement until the mid-twentieth century. Census numbers remained constant between 20,000 and 25,000 from 1790 until 1960.

The building of Dulles Airport in the 1960s coupled with the growth of suburban Washington, DC, has attracted more residents to the county and has resulted in a fifty percent population increase in each decade since the 1960s.

The 2006 population of the county was estimated at approximately 269,000 – an increase of 100,000 from 2000 and Loudoun has been noted in the past several years as one of the fastest growing counties in the entire country.

Waterford was established as a farming community and grew from the location of Janney's Mill.

A six-horse team and wagon was the mode of transport for bringing wheat to the mill and shipping it to market until the railroads came to Loudoun County.

B. CHARACTER OF THE WATERFORD HISTORIC AND CULTURAL CONSERVATION DISTRICT

1. Waterford

a. History and Development

Quakers Amos and Mary Janney migrated from Bucks County, Pennsylvania to northern Virginia in 1733. They purchased 400 acres adjacent to Catoctin Creek and began to farm wheat. By the early 1740s Janney had built a grist and saw mill on his land at the creek and given a parcel of his land for the first meetinghouse. This settlement was called Janney's Mill.

Growth of the village continued when the county improved roads leading to a new stone mill built by Amos Janney's son, Mahlon, to replace the original log structure. In the late-eighteenth and early-nineteenth century, lots were subdivided along Main, Second, and High streets. In addition to Quakers, Scotch-Irish and German settlers from Pennsylvania settled in the growing village of Waterford, renamed in the 1780s. The third mill in Waterford was constructed of bricks in 1817 and still stands.

Although Waterford is today a primarily residential community, several of the structures built between 1780 and 1820 started as commercial entities with residences later built above the original structures.

Like most of Loudoun County, Waterford suffered during the Civil War. As village citizens were primarily Union-sympathizers, or pacifists, the Confederate army was enough of an irritant to cause many residents to flee north to safety or to avoid conscription. Some raised a Union calvary unit – the Loudoun Rangers – the only such unit formed in Virginia.

After the war, the village entered a long period of stagnation. Easier access to large market centers and their cheaper, mass-produced goods delivered by the railroad took their toll on the local craftsmen and trades people of Waterford who had traditionally served the farm economy.

With growth at a standstill, the village's old structures were not demolished to make way for new construction and therefore survived a period that many similar communities did not. In the last quarter of the nineteenth century, a few residences were built along Second Street and Main Street as well as several commercial buildings at the village's central intersection.

It was not until the Depression era that Washingtonians discovered the forgotten village and began to renovate the village's older buildings. The Historic American Building Survey documented a dilapidated Waterford in 1937, just as roads were finally beginning to be paved and new interest in the village was stirring.

To make sure that the newfound interest in the town did not undo the laissez-faire preservation of the past eighty years, the Waterford Foundation was established in 1943. In 1970, this village was listed as a National Historic Landmark, in recognition of its remarkable preservation with few modern intrusions.

In 1974, the Foundation started a program to protect properties through permanent historic preservation easements. To date they have acquired eighty-five such easements encompassing some 825 acres of land and the Foundation is currently encouraging property owners to include their land in the local historic district so that the district may be expanded to match the National Historic Landmark boundary.

The millrace, weigh station and John Wesley Church were the center of the Waterford community.

Waterford's development pattern is relatively dense. Limited setbacks provide a sense of enclosure at the core of the village.

The back yards of many residences in Waterford open onto the pasture land that attracted many of the village's early settlers.

B. CHARACTER OF THE WATERFORD HISTORIC AND CULTURAL CONSERVATION DISTRICT

1. Waterford, continued

b. Setting and Architecture

Waterford's overall character is defined by its siting along the south fork of the Catoctin Creek between a broad flood plain and the steeply sloping topography to the northeast. Entering the village from the bridge over Catoctin Creek, the view is dominated by the village mill, a three-story brick structure.

Although Waterford has a densely developed central core, the village evokes a charming and random character. Attached houses along Main Street contribute to the district's urban feeling. Vacant lots appear sporadically, some retaining remnants of old foundations and hinting at a more densely developed village of the past. Narrow lanes lead up small hills and open spaces provide views to the rural landscape. Many dwelling lots simply extend into the fields and pastures surrounding the village and create a strong visual edge to the district.

Native fieldstone was a plentiful early building material in Waterford. Its non-porous properties and availability made it the choice for the first story of several of High Street's rowhouse structures as well as the foundation material for many log structures.

As buildings in the village were enlarged, choices of materials for additions varied. Some continued with stone for upper floors or wings, while others used log, often clad in weatherboard, or brick.

A survey map dates the era of construction for most of Waterford's historic structures. Federal style structures, built between 1781 and 1860 dominate Main and Second streets. The Quaker influence on their design is evident in the restrained use of ornamentation on these simple, elegant, and well-constructed buildings. Gable roofs are ubiquitous and are most often clad in standing-seam metal to replace the original wood shingles.

Structures completed after the Civil War depart from the earlier, simple Quaker aesthetic. The railroad brought the inexpensive wooden ornamentation synonymous with the Victorian period to Waterford. Massing departed from the symmetrical arrangements of the Federal style and roof forms became more complex with cross-gables and turrets introduced to the district. Newer materials were introduced including rough-coated stucco and German siding.

Development along Second Street reflects a more open pattern, with single-family houses on compact lots replacing the earlier rowhouses of Main Street. Wrought iron, wooden rail, and picket fences enclose the small front yards of many of these residences. A small number of outbuildings, mainly of brick, stone, and board-and-batten construction dot the small lots.

Cross streets including Church, Patrick, Janney, and Factory streets slope from High to Second Street and provide an informal grid pattern to this section of the district. Most houses front High or Second streets and give the cross streets an almost alley character.

High Street is representative of later development in the village. Larger houses are setback more deeply on larger lots. At High and Fairfax streets is the old Waterford School, sited prominently on high ground near the confluence of many of the village roads.

NOTE:

Property owners are the next chapter in the history of each district. They have an important responsibility as a steward of a property in a historically significant area. When each property owner contemplates making changes to their property, they should consider those options that contribute to that history rather than detract from it.

This early log dwelling was built on a brick raised foundation.

The substantial brick construction of the apothecary shop marks the transition from settlement to village.

Earlier structures were often updated in the Victorian era with larger paned windows or a wrap-around porch as seen here.

C. ARCHITECTURAL STYLES/FORMS/TYPES

1. Early Vernacular Dwellings: 1700-1780

The earliest structures were small, and often made of logs. Sometimes referred to as "patent houses" these structures were of a dimension that fulfilled requirements of a land patent required to retain permanent ownership of the lot. As the owner's circumstance improved, a brick or stone dwelling in the vernacular Georgian or Federal style might be attached to the earlier, smaller structure.

Most examples are one to one-and-one-half stories and have steeply pitched roofs, large exterior end chimneys, very small window openings, and batten doors.
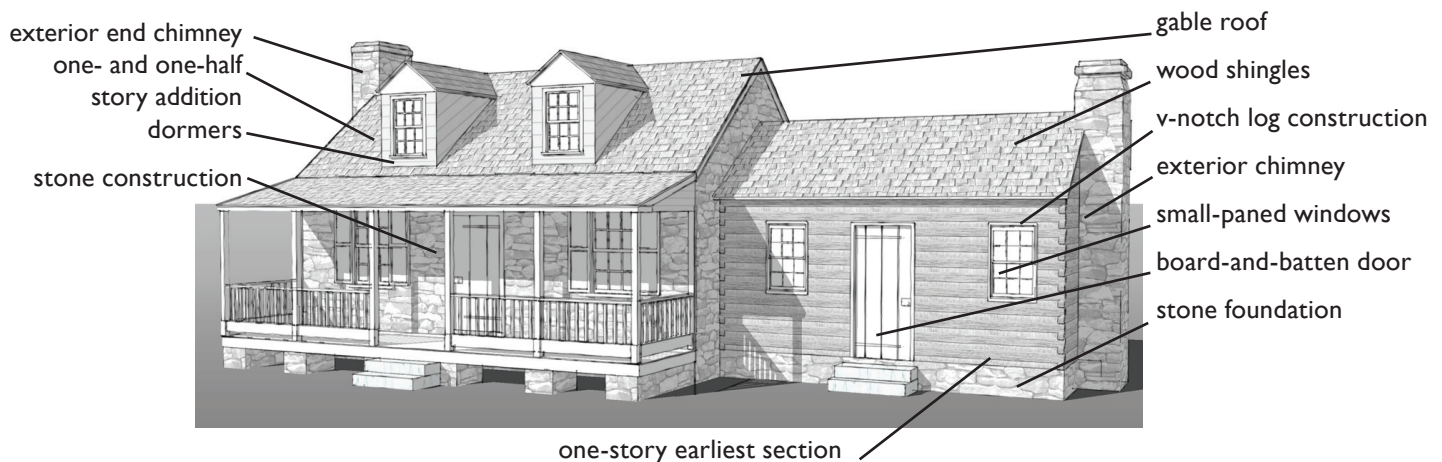

The two-story Weaver's Cottage on Water Street has a stone ground level with a log upper story. This early form of construction was continued into the early nineteenth century.

This early brick dwelling has a symmetrical facade and a single interior end chimney.

EARLY VERNACULAR DWELLING

exterior end chimney
one- and one-half story addition
dormers
stone construction

gable roof
wood shingles
v-notch log construction
exterior chimney
small-paned windows
board-and-batten door
stone foundation

one-story earliest section

The circa 1815 Bank House on Main Street is a well-designed Federal period example. Of special note are a finely detailed cornice, gauged brick jack arches over the nine-over-nine pane windows on the first floor, and narrow mortar joints. The hand-carved door surround is a twentieth-century replacement.
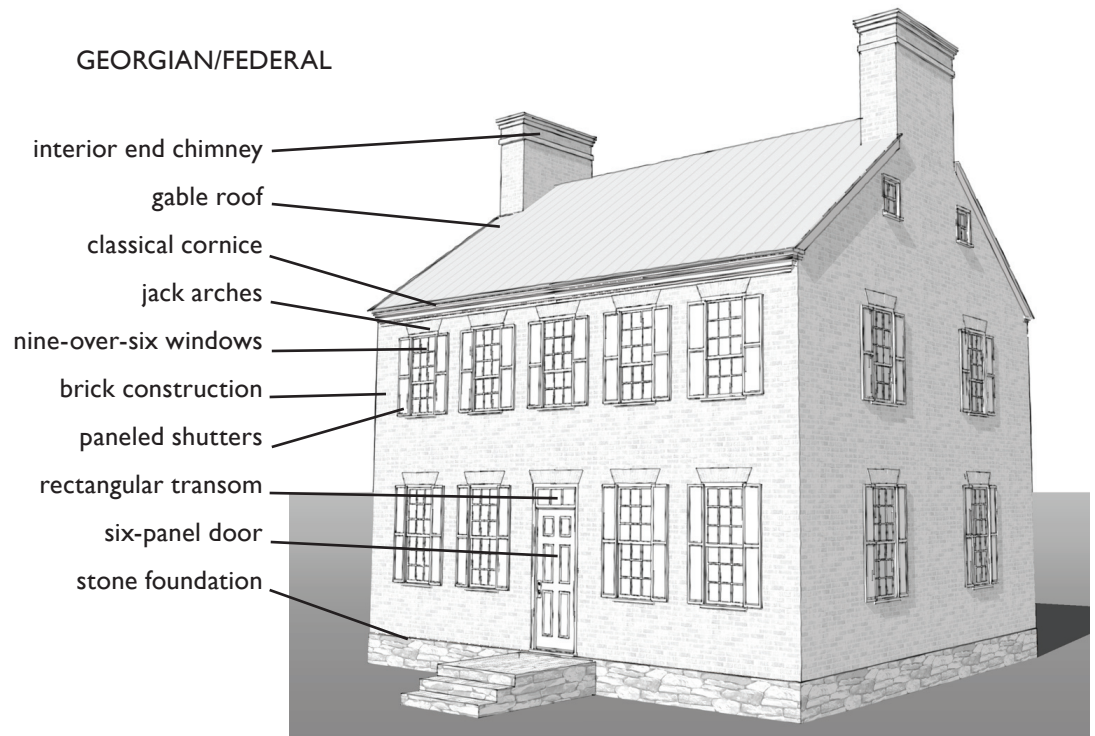
2. Georgian/Federal: 1770-1830

These residences are usually two stories and have a gable roof and sometimes a raised basement. Wall materials are usually brick or stone, although there are some weatherboard clad examples. Brick patterns may be Flemish or American bond. Exterior end chimneys are seen in some examples, however, interior end chimneys gained popularity by the end of the eighteenth century.

Facades are symmetrical, usually with a central entrance. Windows have small panes and are frequently framed with operable shutters. Some examples feature roof dormers.

Decorative details may include a rectangular transom or fanlight over the entrance. The cornice may be unadorned or decorated with modillion blocks, dentils, or other carved details.

GEORGIAN/FEDERAL

- interior end chimney
- gable roof
- classical cornice
- jack arches
- nine-over-six windows
- brick construction
- paneled shutters
- rectangular transom
- six-panel door
- stone foundation

C. ARCHITECTURAL STYLES/FORMS/TYPES, continued

3. Federal/Greek Revival Rowhouse: 1780-1840

Primarily found in urban areas the townhouse design was adapted for use in the close topographical confines of Waterford. Merchants often located shops in the raised basement level of these structures.
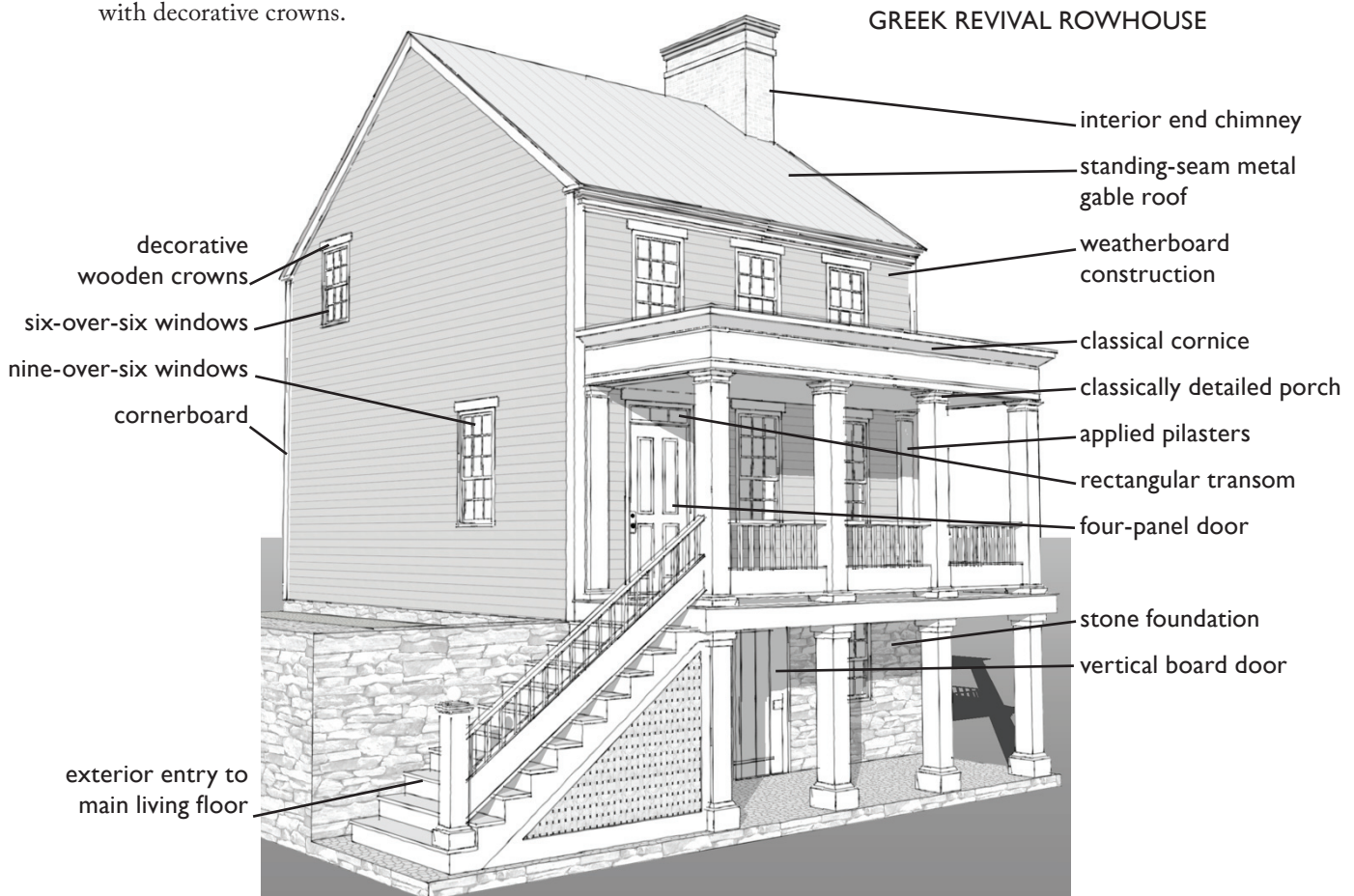
Waterford townhouses are usually two to three stories on a full raised basement and have a gable roof. Wall materials may be brick, stone, or weatherboard. Materials on some examples change by floor level.

Federal-era rowhouses have similar details to those described on the previous page.

Greek Revival details may include doorways with a rectangular transom and sidelights and simple or pedimented frame. A deep classical cornice is found on some examples. Window openings are generally larger than on Federal examples and may be accented with decorative crowns.

A five-bay brick example of a Waterford townhouse. Note the off-center door placement and balanced interior end chimneys.

GREEK REVIVAL ROWHOUSE

- interior end chimney
- standing-seam metal gable roof
- weatherboard construction
- classical cornice
- classically detailed porch
- applied pilasters
- rectangular transom
- four-panel door
- stone foundation
- vertical board door

- decorative wooden crowns
- six-over-six windows
- nine-over-six windows
- cornerboard
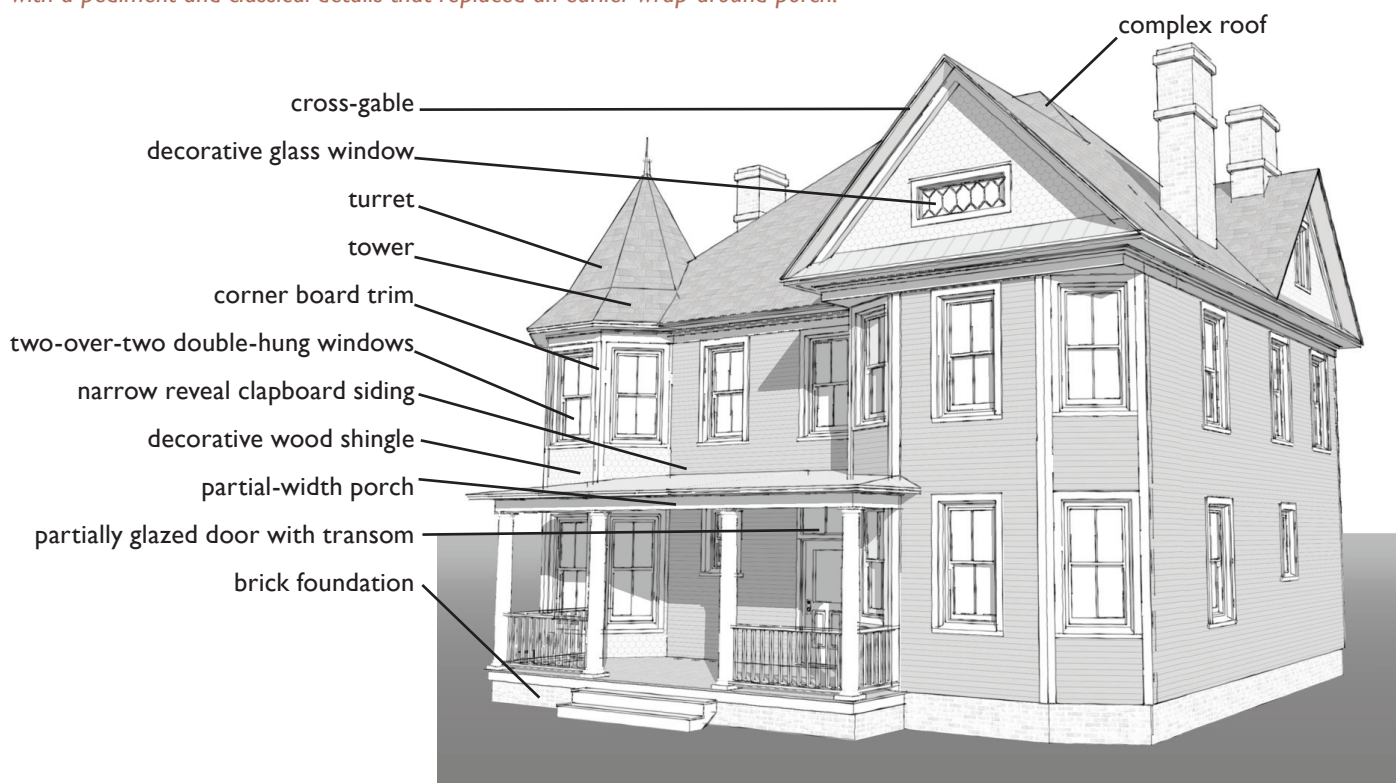- exterior entry to main living floor

A rare example of the Queen Anne style in Waterford. This stucco-clad example features a hipped roof, a finial-topped tower, patterned slate roof and stained glass gable window. It also has two-over-two windows, a two-story projecting bay, and an asymmetrical porch with a pediment and classical details that replaced an earlier wrap-around porch.

4. Queen Anne: 1880-1910

These dwellings are characterized by a complex roof, vertical proportions, asymmetrical facades, and a wrap-around porch. More elaborate examples are richly decorated with brackets, balusters, window surrounds, bargeboards, and other sawn millwork. The designs may also employ a variety of surface materials such as wood siding, shingles, and brick. Roof turrets, decorative tall chimneys, and a variety of gable forms highlight the skylines of these large residences.

QUEEN ANNE

- complex roof
- cross-gable
- decorative glass window
- turret
- tower
- corner board trim
- two-over-two double-hung windows
- narrow reveal clapboard siding
- decorative wood shingle
- partial-width porch
- partially glazed door with transom
- brick foundation

C. ARCHITECTURAL STYLES/ FORMS/TYPES, continued

5. Vernacular Victorian: 1860-1910

Built in the decades surrounding the turn-of-the-century, these predominantly frame houses all have simple Victorian details.
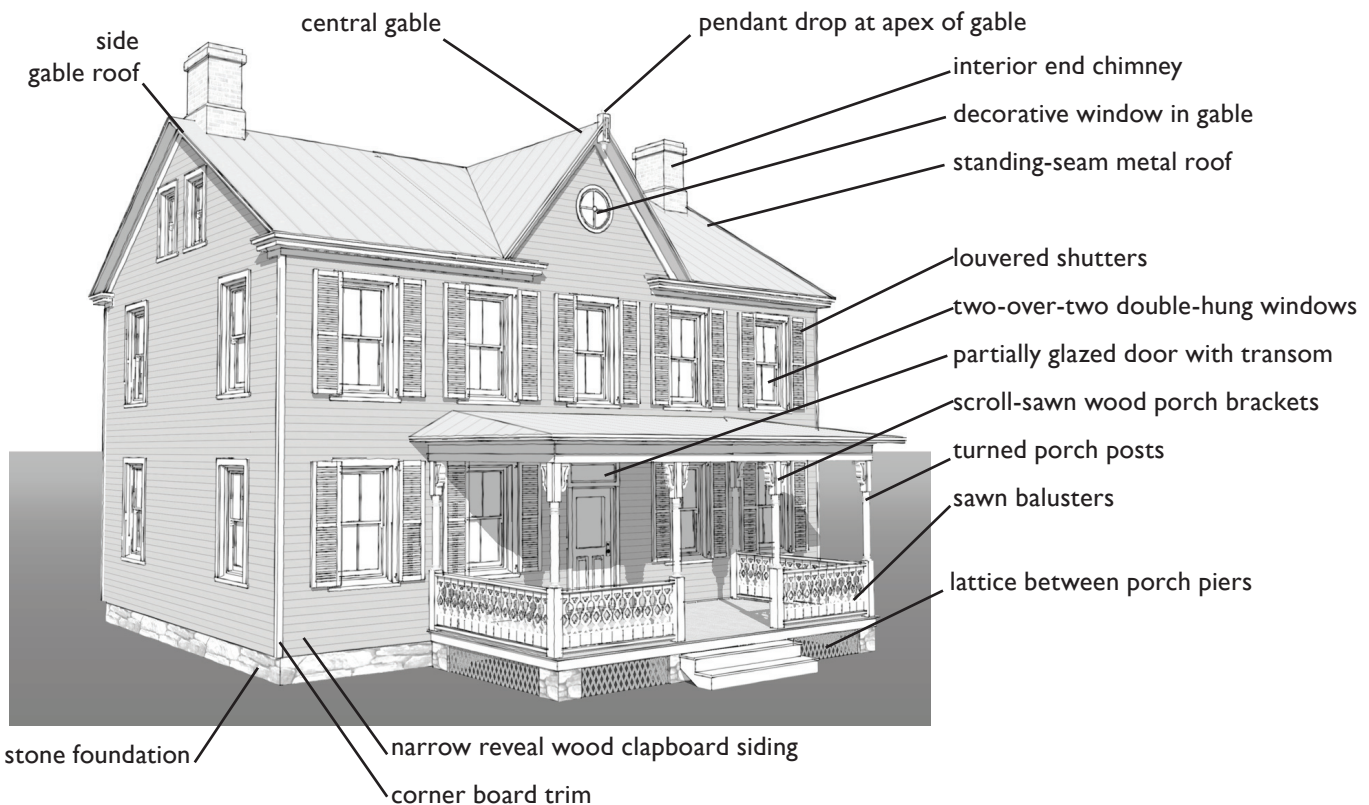
The five-bay I-house is a simply designed frame house, has two stories, and usually has a one story front porch that extends across most of the facade.

Many examples include a centered cross-gable often highlighted with decorative woodwork or a change in cladding material texture.

Waterford has a number of five-bay I-houses. Note the oculus window and turned wood pendant in the central gable. This example uses restrained classical details rather than the more ornate scroll sawn woodwork often seen decorating houses of this style.

VERNACULAR VICTORIAN

- side gable roof
- central gable
- pendant drop at apex of gable
- interior end chimney
- decorative window in gable
- standing-seam metal roof
- louvered shutters
- two-over-two double-hung windows
- partially glazed door with transom
- scroll-sawn wood porch brackets
- turned porch posts
- sawn balusters
- lattice between porch piers
- stone foundation
- narrow reveal wood clapboard siding
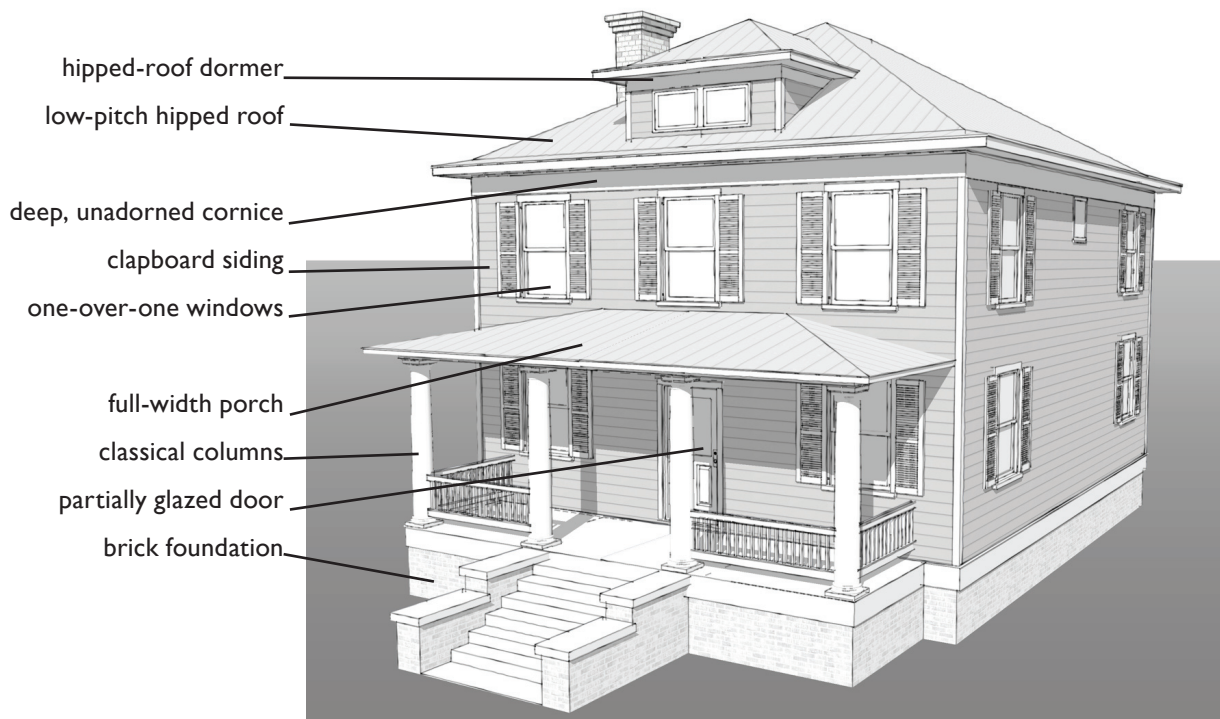- corner board trim

6. American Foursquare: 1900-1920

Identified by its trademark hipped roof with a deep overhang and a dominant central dormer, this style is usually two stories with a full-width front porch.

Openings may or may not be symmetrical between floors. Details may reflect the Italianate, Craftsman, or Colonial Revival styles. Its name comes from its square-like shape and four-room plan. Versions of this houses were sold across the United States, in pre-fabricated form, adding to its popularity.

A wrap-around porch and gable-roofed dormer are regional adaptations of the American Foursquare style. The symmetrical arrangement of openings on the front of the house are abandoned on the side elevation.

AMERICAN FOURSQUARE

- hipped-roof dormer
- low-pitch hipped roof
- deep, unadorned cornice
- clapboard siding
- one-over-one windows
- full-width porch
- classical columns
- partially glazed door
- brick foundation

C. ARCHITECTURAL STYLES/FORMS/TYPES, continued

7. Commercial and Institutional Buildings:

Although Waterford is predominantly a residential district, there are a number of commercial structures, churches and schools. Often these commercial or institutional buildings will follow the established designs for their particular use or adapt those more commonly found in residential structures.

a. Italianate Commercial:
1870-1900

As main streets developed in cities and towns across the state, this style became popular for downtown commercial structures. Waterford's Corner Store and the Post Office exhibit variations on the commercial facade typical of the period. This three-part composition is composed of a storefront, an upper facade with windows and a roofline cornice.
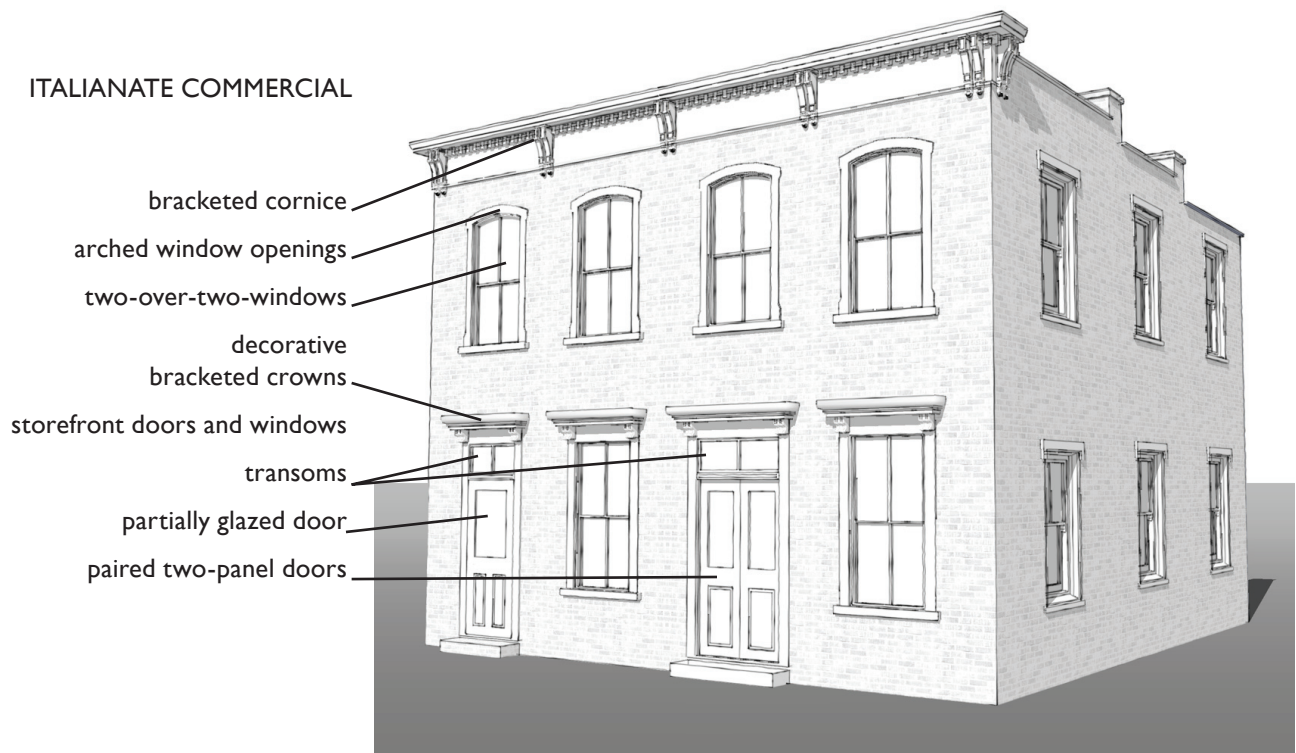
Like its residential counterpart, this style is recognizable by its bracketed or corbeled cornice. Large-paned, vertical windows may be placed in segmental or arched openings.

Storefront voids are often filled with large display windows, paneled bulkheads, and a recessed entry capped by a transom and a second decorative cornice.

With the exception of the wood-shingled Mansard roof, the Corner Store is a well-preserved example of Italianate commercial architecture that relates well to its residential neighbors.

ITALIANATE COMMERCIAL

bracketed cornice

arched window openings

two-over-two-windows

decorative bracketed crowns

storefront doors and windows

transoms

partially glazed door

paired two-panel doors

b.   Other Commercial and Institutional Building Forms

In 1866, the local African-American population with financial help from the Quaker community, erected the Second Street School. It's front-gable form reflects its use as a church in addition to a school.

The 1891 John Wesley Church in Waterford is an example of the Gothic Revival style, often used for church architecture. Hallmarks of the style include a steeply pitched gable roof, and the introduction of the pointed, or Gothic, arch in windows or other accents.

Records point to an 1818 construction date for the Waterford Mill. The three-story, brick, gable-roofed structure provided ample space for a variety of mill operations and changing technology until the mill ceased to operate in 1939.

Built to house a chair manufacturing business in the third quarter of the nineteenth century, this "L"-shaped, gable-roofed frame structure is known as the Hardware Store. Its size and form made it possible for this structure to be adapted throughout its history to serve a number of purposes including a meeting space, gas station, grocery store, and barber shop. Notable features include the front gable window, decorative wood window crowns/ hoods and corner entry portico sheltering two doors.